



**Beckie Cato, AICP**  
Planning and Zoning Director

# Santa Rosa County Development Services



**Rhonda Royals**  
Building Official

## **Tony Gomillion** **Public Service Director** **PUBLIC NOTICE**

Members of the Santa Rosa County Zoning Board, Applicants and Public:  
The Zoning Board will hold its regularly scheduled meeting on  
**Thursday, February 13, 2014, at 6:00 p.m.** in the  
Santa Rosa County Administrative Complex, Commissioners Boardroom, Milton, Florida.

I. Pledge of Allegiance

II. Review of Meeting Minutes from January 9, 2014

III. New Business:

1. **2014-SX-002**

Project/Applicant: David and Caroleyn Greeson  
Location: 6400 block of Kembro Drive, Milton, FL  
A Portion of Parcels: 20-2N-28-0000-00500-0000 and 20-2N-28-0000-00503-0000  
Zoned: R1 (Single Family Residential)  
**Request: Special Exception to divide a parcel for family homestead creating lots without road frontage.**  
**(LDC 2.04.00.C.6)**  
District: Commissioner District #3

2. **2014-V-007**

Project/Applicant: New Cingular Wireless  
Represented by Andy Rotenstreich  
Location: 4160 Willard Norris Road, Pace, FL  
Parcel: 16-2N-29-0000-00102-0000  
Zoned: AG (Agriculture)  
**Request: Variance request is to allow a generator with fuel storage in residential zoning district.**  
**(LDC 7.01.14.D.3.c.)**  
District: Commissioner District #3

3. **2014-V-008**

Project/Applicant: Piers Plus Inc.  
Represented by Pedro Adames  
Location: 1625 Kalakaua Court, Gulf Breeze, FL  
Parcel: 30-2S-28-3230-00100-1370  
Zoned: R1 (Single Family Residential)  
**Request 1: Variance request is to allow an accessory structure (dock & boathouse) to be constructed prior to the main dwelling.**  
**Request 2: Variance request is to allow a catwalk and dock to extend 15 feet past the platted property line within the Polynesian Islands subdivision.**  
**(LDC 2.10.05.A & 6.03.05.F.5.b)**  
District: Commissioner District #5

Santa Rosa County Public Service Complex  
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583

[www.santarosa.fl.gov](http://www.santarosa.fl.gov)

Office: (850) 981-7000

Inspections/Compliance Division Fax: (850) 623-1208 • Planning/Zoning Division Fax: (850) 983-9874

4. [2014-V-009](#)  
Project/Applicant: Michael Bonin  
Location: 2500 Orange Blossom Circle, Navarre, FL  
Parcel: 09-2S-26-1020-00400-0050  
Zoned: R1 (Single Family Residential)  
**Request: Variance request is to reduce West side setback from 5' to 2.3' to accommodate a carport cover.  
(LDC 2.10.05.B.2)**  
District: Commissioner District #4
5. [2014-V-010](#)  
Project/Applicant: Martha Miller  
Location: 3113 Carvajal Court, Navarre, FL  
Parcel: 02-2S-27-0953-00000-0070  
Zoned: R1 (Single Family Residential)  
**Request: Variance request is to reduce front setback from 25' to 10' to accommodate a garage.  
(LDC 2.10.05B.2)**  
District: Commissioner District #4
6. [2014-CU-002](#)  
Project/Applicant: First Baptist Church of Navarre  
Represented by Jim Pennington  
Location: 9289 Timber Lane, Navarre, FL  
Parcel: 15-2S-26-0000-00600-0000  
Zoned: R1M (Mixed Residential Subdivision)  
**Request: Conditional Use request is to allow the expansion of the existing church within an R1M zoning district.  
(LDC 6.09.02.H)**  
District: Commissioner District #4
- And
- [2014-V-011](#)  
Project/Applicant: First Baptist Church of Navarre  
Represented by Jim Pennington  
Location: 9289 Timber Lane, Navarre, FL  
Parcel: 15-2S-26-0000-00600-0000  
Zoned: R1M (Mixed Residential Subdivision)  
**Request: Variance request is to reduce west side setback from 50' to 45.62'.  
(LDC 6.09.02)**  
District: Commissioner District #4
7. [2014-R-003](#)  
Project/Applicant: Robert & Helen Browning  
Represented by Buddy Page of Professional Growth Management Services LLC  
Location: 4760 Woodbine Road, Pace, FL  
APO Parcel: 08-1N-29-0000-05500-0000  
**Existing Zone: R2 (Medium Density Residential)**  
**Requested Zone: HCD (Highway Commercial Development)**  
**Current FLU: MDR (Medium Density Residential)**  
**Proposed FLU: COMM (Commercial)**  
Area size: (+/-) 9.91 acres  
District: Commissioner District #1

8. Proposed [text amendment](#) to the Santa Rosa County Land Development Code presented by Beckie Cato

**Amending LDC Article 4 regarding minimum parcel size for large parcel exemptions**

IV. Chairperson Matters:

V. Planning Department Matters:

**Discussion of:**

1. **Outdoor Storage in M-1**
2. **Wall signage on sides of buildings**
3. **Size of accessory buildings on larger lots**

**Review of BOCC January 23, 2014 meeting results.**

1. **Appeal of Variance 2013-V-058 – all three requests**
2. **Conditional Use Request 2014-CU-001**
3. **Rezoning Requests 2013-R-015, 2014-R-001, and 2014-R-002**
4. **Text Amendments to the CIE Chapter 10**

VI. Announcement of Next Zoning Board Meeting (**Thursday, March 13, 2014**)

VII. Adjournment